

71-92-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, The Home Mutual Life Ins. Co., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.1, B.R. with Variance for front building setback from 25' as per Section 238.1, to 0'; and for Variance for side yards from 30' as per Section 238.2 to 21'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

full utilization of the property cannot be obtained without authority for the proposed set back. It is also noted that a permanent building constructed two years ago and approved by the Commissioner two lots to the west is set 21' closer to the right-of-way than this proposal.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

We agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

We agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: Home Mutual Life Insurance Company
Centre St. at Park Avenue
Baltimore, Maryland 21201

Legal Owner
Address: Home Mutual Life Insurance Company
Centre St. at Park Avenue
Baltimore, Maryland 21201

Petitioner's Attorney
Central Savings Bank Building
Address: Charles & Lexington Streets
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of July, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of September, 1970, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE
from Sections 238.1 and 238.2
of the Zoning Regulations
of Baltimore County
NW corner Joppa Road
and Emge Avenue,
9th District
The Home Mutual Life
Insurance Company,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 71-92-A

ORDER OF DISMISSAL

The Board took testimony on this case which involves a petition for a variance, and in the course of the proceedings it was discovered that this case was a companion case to that of Louis J. Glass, No. 71-155-ASP.

The parties to both cases have agreed to jointly dismiss the appeal in both cases, and an Order of Dismissal has been filed by counsel, (a copy of which is attached hereto and made a part hereof). Therefore, this case will be dismissed.

It is hereby ORDERED this 9th day of February, 1971, that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Chairman

W. Giles Foster

Walter A. Keller, Jr.

DHS/jec
2/8/71

IRVIN C. TILLMAN
Appellant

THE COUNTY BOARD OF APPEALS
THE HOME MUTUAL LIFE
INSURANCE COMPANY
Appellee

APPEAL TO
Case No. 71-92-A

DISMISSAL OF APPEAL

Gentlemen:

Please dismiss the appeal of Irvin C. Tillman in the above-entitled case.

E. Harrison Stone
Counsel for Irvin C. Tillman

I HEREBY CERTIFY that on the 14 day of February, 1971, a copy of the foregoing Dismissal was mailed to Claude A. Hanley, Esq., First National Bank Building, Towson, Maryland 21204, attorney for The Home Mutual Life Insurance Company.

E. Harrison Stone

Order dismissing appeal to County Board of Appeals received
this 9th day of February, 1971.

ROYSTON, MUELLER, THOMAS & MCLEAN
ATTORNEYS AT LAW
SUITE 200
100 WEST CHESAPEAKE AVENUE
TOWSON, MD. 21204
823-1600

ROYSTON, MUELLER, THOMAS & MCLEAN
ATTORNEYS AT LAW

SUITE 200
100 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
823-1600

November 13, 1970

Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 71-92-A
Home Mutual Life Insurance Co.
Ninth District

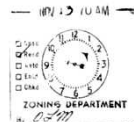
Dear Mr. Commissioner:

Please enter an appeal from your decision in the above-captioned matter to the Board of Appeals of Baltimore County on behalf of Irvin C. Tillman. A check in the amount of \$35.00 is enclosed in payment of the appeal fee.

Very truly yours,

E. Harrison Stone

DHS/jec
Enclosure
cc: Daniel Boone Chambers, Esq.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 12, 1970

Daniel B. Chambers, Jr., Esq.
Charles & Lexington Streets
Baltimore, Maryland 21201

RE: Type of Hearing: Side and front
yard Variance
Locations NW Cor. Int. of Joppa
and Emge Aves.
Petitioners Home Mutual Life Ins. Co.
Committee Meeting of July 28, 1970
9th District
Item 17

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is an unimproved tract of land, with the property to the north, covered with dwellings. The properties to the east are improved with several commercial uses as well as the properties to the south. The property to the west is improved with a dwelling; however, it is zoned Business Residential with several commercial uses further to the west. Joppa Road is presently undergoing reconstruction as well as the intersection of Emge Road. No curb and gutter exists at the present time.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Joppa Road, a County road, presently is being reconstructed as a 40-foot closed section within a 70-foot right of way.

Emge Road, an existing road, will be improved in the future as a 30-foot closed section on a 50-foot right of way. Highway improvements, including highway right of way widening, will be required in connection with any subsequent grading or building permit applications.

Daniel B. Chambers, Jr., Esq.
Item 17
Page 2

August 12, 1970

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the responsibility of the petitioner.

Water

Public water supply is available to serve this property.

Sanitary Sewers

Public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION

The plan must be revised to show only one entrance on Emge Ave. and a 24' entrance on Joppa Road. To accomplish this we suggest that the building be shifted back as shown in red on the attached plan.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no major effect on traffic. The 18 foot entrance to Joppa Road does not meet County standards. If the entrance is to be less than 24 feet it must be signed and designated as a one way. A drive in use will not be permitted in the west end of the building unless the drive is one way out.

Daniel B. Chambers, Jr., Esq.
Item 17
Page 3

August 12, 1970

BOARD OF EDUCATION

No bearing on student population.

FIRE DEPARTMENT

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT

Revised plan must be submitted showing how this property is to be served by public water and sewer.

BUILDING ENGINEER'S OFFICE

Petitioner to meet all applicable requirements of Baltimore County Building Code and Regulations. (See Business Occupancies, Section 400).

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

May 28 1970.

Description of Property on the Northeast Corner of Joppa Road and Emge Avenue for Zoning Reclassification from B-1 Zone to B-1 Zone with a Variance to Front Building Setback and side Yard Requirements.

RECOMMENDATION for the case at the corner formed by the intersection of the west side of Emge Avenue, 40 feet wide, and the north side of Joppa Road, 70 feet wide, thence running westerly and blinding on the north side of Joppa Road, as widened, 117 feet, more or less, thence leaving Joppa Road and running the 2 following courses and distances, viz: North 03 degrees 40 minutes West 133 feet, more or less, and North 78 degrees 50 minutes East 145 feet, more or less, to the west side of Emge Avenue, thence running and blinding on the west side of Emge Avenue, as widened, the 2 following courses and distances, viz: Southerly 136 feet, more or less, and Southerly 35 feet, more or less, to the place of beginning.

Containing 0.31 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



L. Alan Evans

Pursuant to the advertisement, posting on property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would...

Grant relief without substantial injury to the public health, safety and general welfare of the locality involved, the Variance to permit a front building setback of nine (9) feet instead of the required twenty-five (25) feet should be GRANTED; the above Variance should be granted and to further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1970, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order to permit a front building setback of nine (9) feet instead of the required twenty-five (25) feet, from and after the date of this Order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning.

It is further ORDERED that the Variance to permit twenty-one (21) feet for the side yard setback of the proposed building should be GRANTED; the above Variance should be granted and to further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

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Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavelle, Director of Planning
SUBJECT: Petition 71-92-A, Northwest corner of Joppa Road and Engle Avenue
Property Owner: Home Mutual Life Insurance Co.
Present Zoning: R8
Proposed Zoning: Variance from front and side yards
District: 9th
No. Acres: 6.51

As a calculation of dimensions within the Department of Public Works, we desire to amend the highway comments transmitted by letter dated August 5, 1970 in connection with the subject zoning item. Thus, the first sentence of the second paragraph should read "right-of-way instead of 50-foot right-of-way." However, this amendment is not to be construed as changing the highway right-of-way requirements in regard to any other previous or subsequent zoning items with frontage on Engle Avenue. It should be noted that an additional 5-foot highway right-of-way widening would be required from this property if zoning reclassifications, etc. granted to other properties fronting on Engle Avenue warrant a wider right-of-way and/or pavement width.

cc: S. A. Belter
J. J. Treener
A. Quinky
A. S. Scherbach

Edward D. Hardesty
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavelle, Director of Planning
SUBJECT: Petition 71-92-A, Northwest corner of Joppa Road and Engle Avenue
Petition for Variance to permit a front building setback of zero feet instead of the required 25 feet and to permit 21 feet for side yards instead of the required 30 feet.
Home Mutual Life Insurance Company - Petitioners

7th District
HEARING: Monday, September 14, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances. It questions the site plan as filed with the petition as it relates to the specific variances being requested. The side yard on the Engle Avenue side of the property varies between zero and 8 feet from the edge of the proposed widening line, yet it is petition requests a variance for 21 feet.

In any case, we disagree with the variances being sought and would recommend that the building be set back at least 45 feet from the Joppa Road right of way, in order to provide parking in front of the building. This would yield more parking than is possible with the original plan.

CEG:gmh

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: 22-22-70
Posted for: Home Mutual Life Insurance Co.
Petitioner: Home Mutual Life Insurance Co.
Location of property: Northwest corner of Joppa Road and Engle Avenue
Location of Signs: 1 sign on each side of Joppa Road at Engle Avenue
Remarks: Petitioner's Attorney: Daniel B. Chambers, Jr.
Posted by: [Signature] Date of return: 22-22-70

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: E. Harrison Stone, Esq.
102 W. Pennsylvania Avenue
Towson, Md. 21204

Cost of appeal - property of Home Mutual Life Ins. Co.
No. 71-92-A

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO: COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Daniel B. Chambers, Jr., Esq.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Advertising and posting of property
49.25

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO: COURTHOUSE, TOWSON, MARYLAND 21204

Daniel B. Chambers, Jr., Esq.
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of July, 1970

Edward D. Hardesty
Zoning Commissioner

Petitioner: Home Mutual Life Ins. Co.
Petitioner's Attorney: Daniel B. Chambers, Jr.
Reviewed by: [Signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Home Mutual Life Insurance Co.
Centre Street at Park Ave.
Baltimore, Md. 21201

Petition for Variance
71-92-A
25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO: COURTHOUSE, TOWSON, MARYLAND 21204

THE TOWSON TIMES
124 YORK ROAD
TOWSON, MD 21204

THIS IS TO CERTIFY, the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week, to wit, the 31st day of August, 1970, that is to say, the same was inserted in the issue of August 27, 1970.

STROMBERG PUBLICATIONS, Inc.

[Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: 22-22-70
Posted for: Home Mutual Life Insurance Co.
Petitioner: Home Mutual Life Insurance Co.
Location of property: Northwest corner of Joppa Road and Engle Avenue
Location of Signs: 1 sign on each side of Joppa Road at Engle Avenue
Remarks: Petitioner's Attorney: Daniel B. Chambers, Jr.
Posted by: [Signature] Date of return: 22-22-70

CERTIFICATE OF PUBLICATION

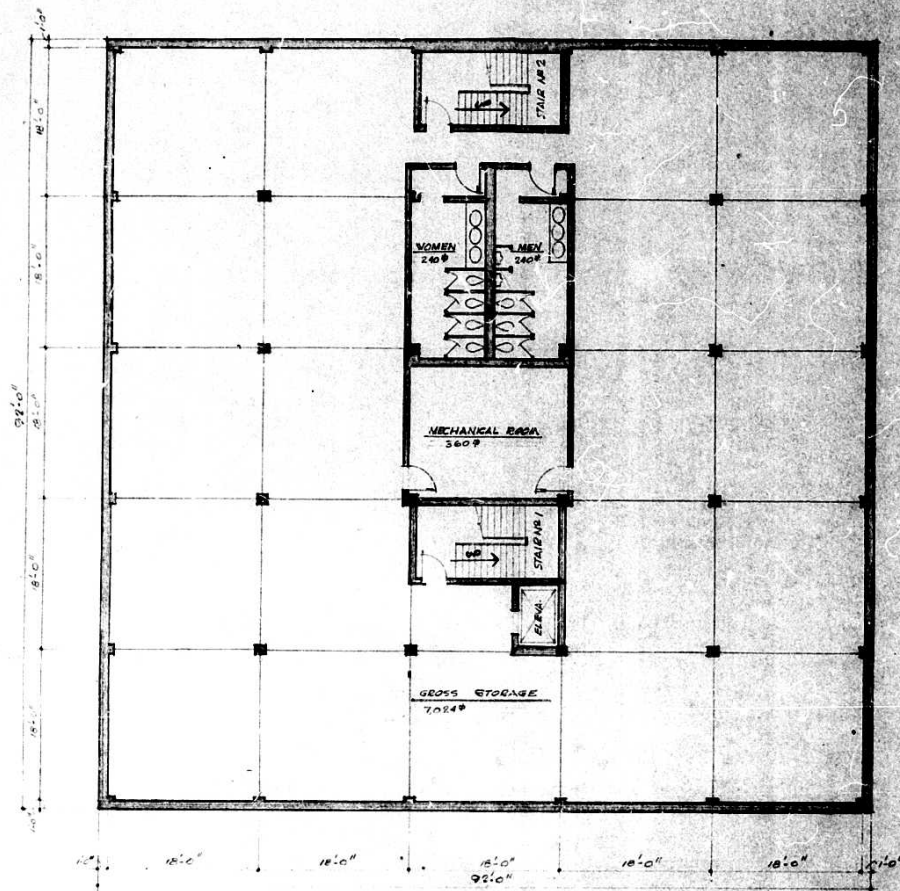
TOWSON MD. August 27, 1970
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one time, to wit, the 27th day of August, 1970, that is to say, the first publication appearing on the 27th day of August, 1970.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement: \$

PETITION FOR VARIANCE
NO. 71-92-A
ZONING: Petition for Variance for Front and Side Yards
LOCATION: Northwest corner of Joppa Road and Engle Avenue
DATE & TIME: MONDAY, SEPTEMBER 14, 1970, 10:00 A.M.
PUBLIC HEARING: Room 114, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Zoning Commissioner of Baltimore County, by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would...





BASEMENT PLAN

TOTAL SQUARE FEET - 6,164

PLAN NO. 18-1-10

HOME MUTUAL LIFE INSURANCE CO.
1000A ROAD BALTIMORE CO., MARYLAND
ROGERS & VARTH. ARCHITECTS
5 SOUTH CALVERT ST.

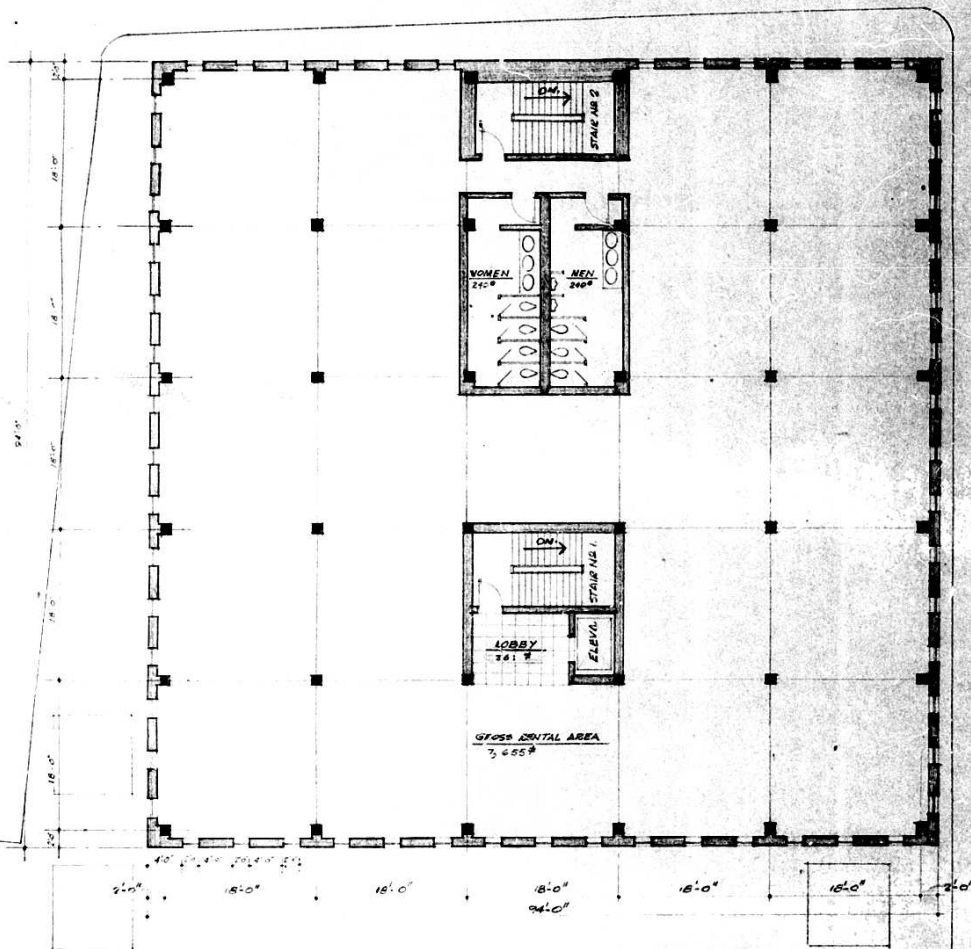
DATE:
11/5/70
PAGE 2
TOTAL

PRELIMINARY

SHEET NO.
2
OF THREE

MICROFILMED





•SECOND FLOOR PLAN•

TOTAL SQUARE FEET 6,836*

52'-0" x 18'-0"

HOME MUTUAL LIFE INSURANCE CO.
JOPPA ROAD BALTIMORE CO., MARYLAND

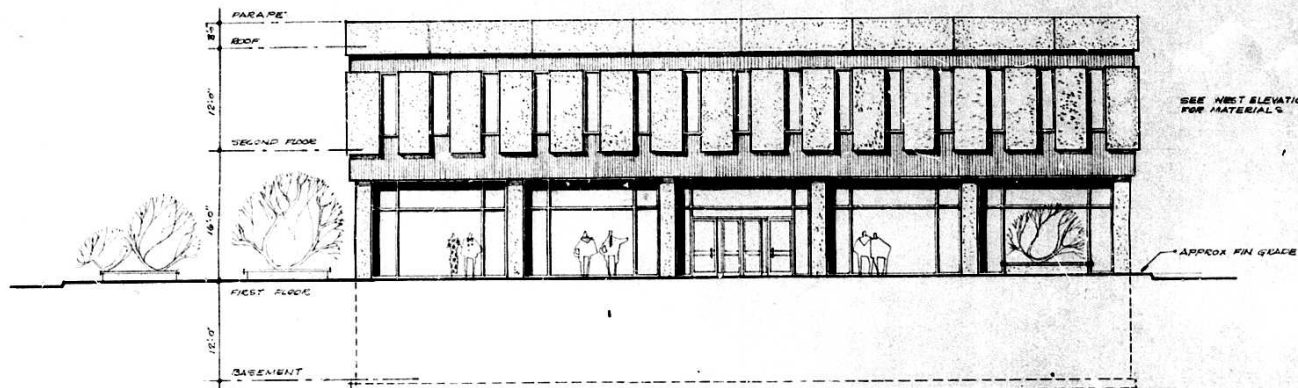
ROBERT A. VARTH ARCHITECTS
6 SOUTH CALVERT ST.

DATE:
11/5/70
PROJ. NO.
7010

PRELIMINARY

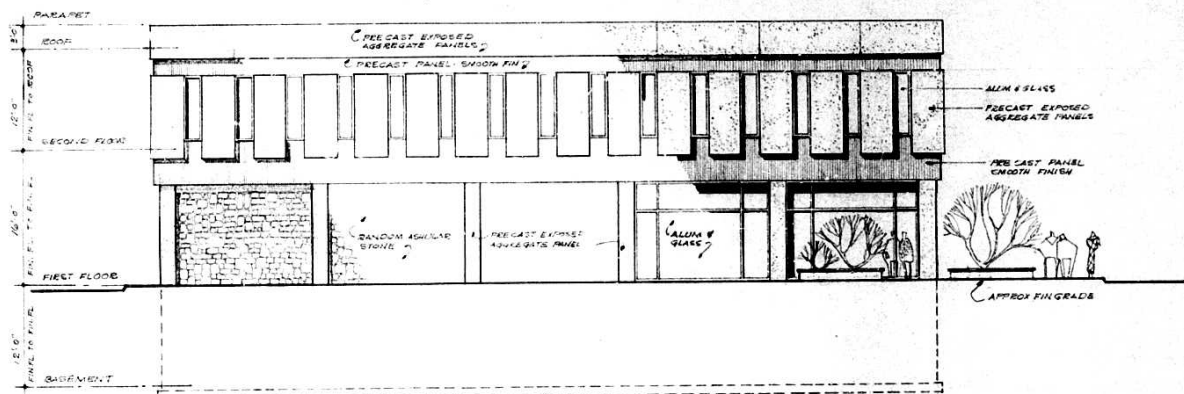
SHEET NO.
4
OF 4





SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

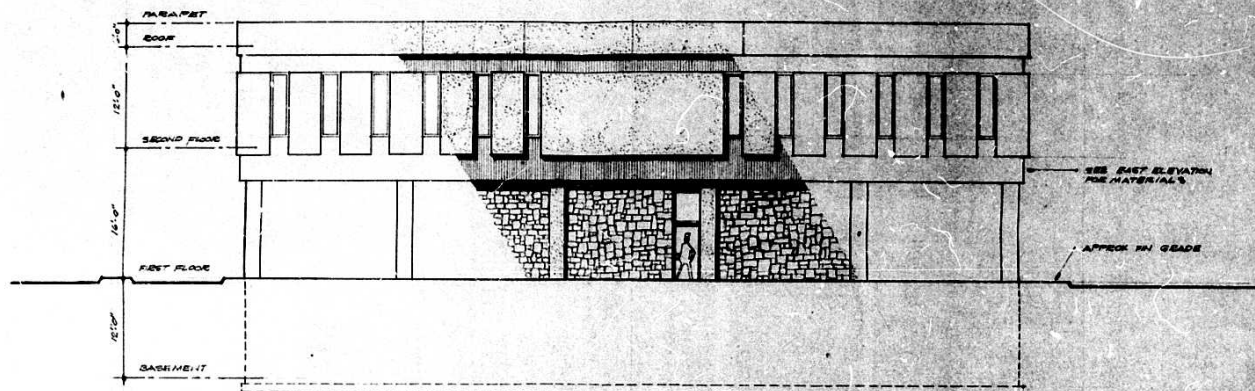
HOME MUTUAL LIFE INSURANCE CO.
JOPPA ROAD BALTIMORE CO MARYLAND
ROBERTS & VAETH ARCHITECTS
6 SOUTH CALVERT ST.

DATE
11/70
PROJ NO
7010

PRELIMINARY

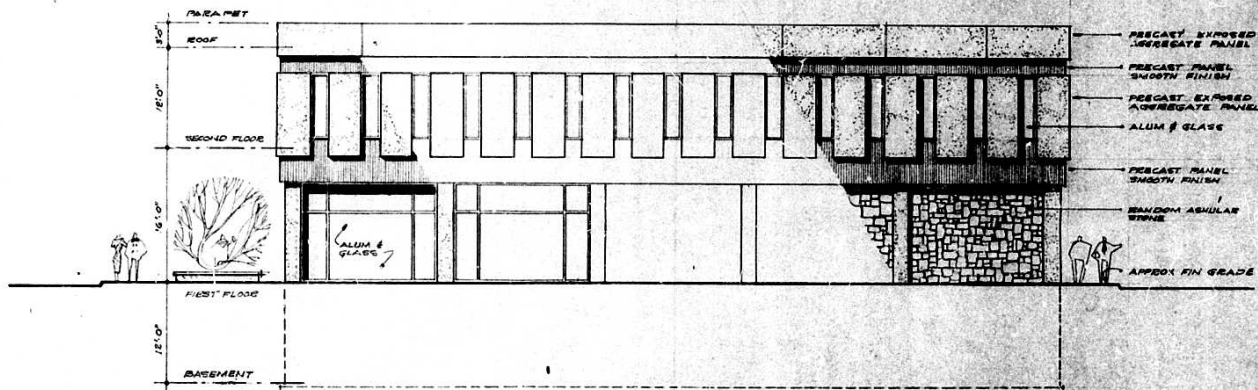
SHEET NO
5
OF SHEETS





NORTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

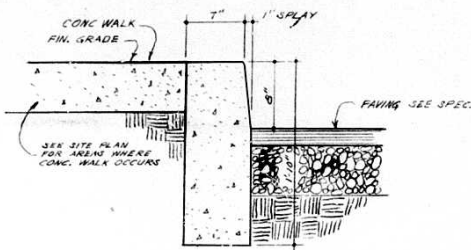
HOME MUTUAL LIFE INSURANCE CO
JOPPA ROAD BALTIMORE CO, MARYLAND
ROGEE & VARTH ARCHITECTS
6 SOUTH CALVERT ST.

DATE
11/78
FROM NO.
1010

PRELIMINARY

SHEET NO.
6
OF SHEETS





CONC. CURB SECTION
SCALE: 1/2"=1'-0"

SITE NOTES:

1. EXISTING INFORMATION SHOWN WAS TAKEN FROM PROPERTY AND TOPOGRAPHY PLAN PREPARED BY JAMES S. STAMBER & ASSOC., DATED OCT. 16, 1970.
2. ALL GROUND AREAS NOT COVERED BY BUILDING OR PAVING SHALL BE GRADED.
3. REFER TO DWG. ME-1 FOR ALL NEW AND EXISTING UTILITIES.
4. AREA OF SITE IS APPROXIMATELY 0.8205 ACRES.

REFERENCE NOTES:

- SEE SPEC. FOR:
- A. ABBREVIATIONS & SYMBOLS
 - B. LEGEND OF MATERIAL INDICATIONS
 - C. SOIL BORING DATA
 - D. STANDARD DETAILS

PARKING REQUIREMENTS

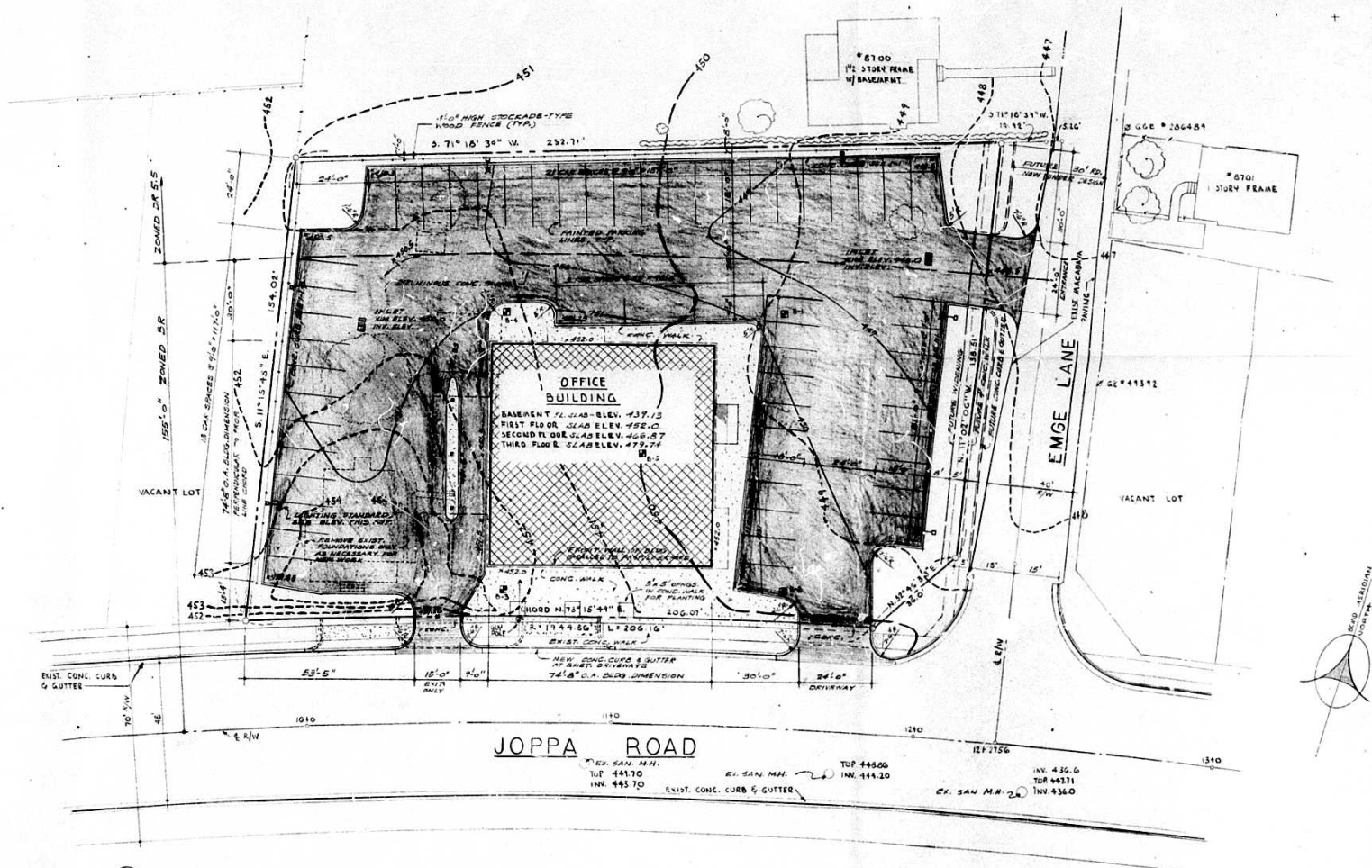
NO. OF PARKING SPACES REQ'D.

- FIRST FLOOR = 5575 #/SDU = 19
SECOND FLOOR = 5574 #/SDU = 11
THIRD FLOOR = 5574 #/SDU = 11
TOTAL SPACES REQ'D = 41
NO. OF SPACES PROVIDED = 47

CONDITIONS FOR USE OF PORTION OF PROPERTY ZONED DR 5.5 FOR PARKING

AS PER SECTION 409.4 OF ZONING REGULATIONS:

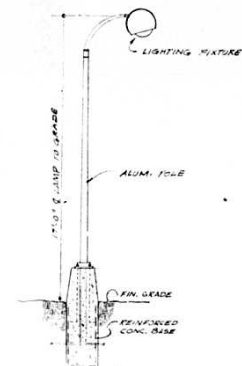
1. LAND TO BE USED AS PART OF PROPERTY WHERE BUILDING IS PROPOSED
2. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA
3. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
4. LIGHTING SHALL BE PROVIDED AS SHOWN ON SITE PLAN AND OFFICE, SUSPENDED DUSK UNTIL MIDNIGHT, WHITE FLEX, AND PROVIDE 15 FOOT CANDLES
5. 4'-0" HIGH STOCKADE TYPE FENCE SHALL BE PROVIDED WHERE SHOWN ON SITE PLAN
6. ENTIRE AREA SHALL BE PAVED WITH BITUMINOUS CONCRETE
7. PARKING ARRANGEMENT AND ACCESS SHALL BE AS SHOWN ON SITE PLAN
8. PARKING SHALL BE SELF-SERVICE. MAINTENANCE SHALL BE ON A CONTRACT BASIS. PARKING SHALL BE PERMITTED FROM 8:00 AM UNTIL 10:00 PM



SITE PLAN

SCALE: 1"=20'-0"

ELECTION DISTRICT #9

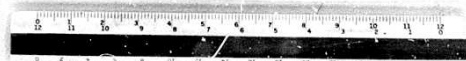


ELEVATION OF PARKING LOT LIGHTING FIXTURE
NO SCALE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 5/28/71

Subject to Revised Lighting Plans
revised 6-4-71
PERMIT COPY 5-28-71

OFFICE BUILDING HOME MUTUAL LIFE INSURANCE CO. JOPPA ROAD, BALTIMORE COUNTY, MARYLAND		
PROJECT NO. 7010	ROGERS & VAETH, ARCHITECTS 6 S. CALVERT ST. BALTIMORE, MARYLAND	SHEET NO. A-1
DATE	LAMPRECHT CONSULTANTS R.H. SIEGEL & ASSOCIATES	STRUCT. ENGRS. MECH. ENGRS.
REVISIONS		



INCORPORATED MAY 15, 1964
HOME MUTUAL LIFE
 INSURANCE COMPANY

HOME OFFICE, CENTRE STREET AT PARK AVENUE
 BALTIMORE, MARYLAND 21201

May 26, 1971



Mr. Edward D. Hardesty
 Zoning Commissioner of Baltimore County
 119 County Office Building
 Towson, Maryland 21204

Dear Mr. Hardesty:

The Home Mutual Life Insurance Company is requesting that you grant a building permit for an office building to be constructed by the Home Mutual Life Insurance Company on the northwest corner of Joppa Road and Emge Lane to conform with the site plan which is enclosed.

Any delay in the granting of this permit will cause undue hardship and additional expense.

As a result of the hearing held on September 14, 1970, before the Zoning Commissioner, approval of variance from Baltimore County was received which granted permission and provided parking as outlined on the enclosed site plan. This was in conformity with the existing zoning regulations and the architectural firm of Rogers and Veach proceeded to prepare plans accordingly. The Company has invested \$160,000 for the land including grading and removal of an existing building. In addition, in accordance with an agreed schedule of payment to the architect, a total of \$22,000 has been paid.

The services of Cogswell Construction Company has been engaged and all the concrete and steel has been ordered and contracted for, for an estimated amount of \$70,000. The total cost of the building including the land is estimated to be approximately \$700,000.

The structure is to be a three-story concrete building of attractive design with pre-formed decorative concrete exterior. The set-back has been arranged to allow for shrubbery with no parking permitted in front of the building.

Mr. Edward D. Hardesty

2

May 26, 1971

The first floor will be rented to The Carrollton Bank of Baltimore for a branch office while the second and third floors will be occupied by a branch office of the Home Mutual Life Insurance Company and other office renters.

It is our contention that the appeal for variance on September 14, 1970, did not include off-street parking as it was unnecessary with zoning regulations in existence at the time of the hearing before the Zoning Commissioner. The new zoning map which became effective on March 24, 1971, inadvertently omitted this off-street parking privilege.

It should further be pointed out that any delay in the granting of this permit jeopardizes the authorization which The Carrollton Bank of Baltimore has been granted from the State Banking Department and the Federal Deposit Insurance Corporation which has been granted with a time limit. If the building permit is granted, we expect to meet this time limit and have the building in operation by December 1, 1971.

Another factor to be considered is that the elimination of 19 parking places will indeed work a hardship in the surrounding community as parking now in this area is at a premium and on-street parking causes inconvenience as well as a hazard for fire apparatus. It should also be pointed out that the Community Association in the immediate vicinity is aware of the plans for this building and are in complete accord.

Your prompt consideration will be very much appreciated.

Yours very truly,

E. C. MacCubbin
 E. C. MacCubbin
 President

BCM:slh

Enclosure

June 22, 1971

Mr. Emmett C. MacCubbin
 President
 Home Mutual Life Insurance
 Company
 Centre Street at Park Avenue
 Baltimore, Maryland 21201

RE: Petition for Variances
 NW/corner of Joppa Road and
 Emge Avenue - 9th District
 Home Mutual Life Insurance
 Company - Petitioner
 NO. 71-92-A

Dear Mr. MacCubbin:

Permission is hereby GRANTED to use the residential tract as shown on the site plan dated May 28, 1971, revised June 4, 1971, and approved June 15, 1971, by George E. Cavrelle, Director of the Office of Planning and Zoning for Baltimore County, for off-street parking. There must be strict compliance with the aforementioned site plan.

Very truly yours,

Edward D. Hardesty
 EDWARD D. HARDESTY
 Zoning Commissioner

EDH/srl

Enclosure

INCORPORATED MAY 15, 1964
HOME MUTUAL LIFE
 INSURANCE COMPANY

HOME OFFICE, CENTRE STREET AT PARK AVENUE
 BALTIMORE, MARYLAND 21201

May 27, 1971



Mr. Edward D. Hardesty
 Zoning Commissioner of Baltimore County
 119 County Office Building
 Towson, Maryland 21204

Dear Mr. Hardesty:

As a supplement to our letter of May 26, 1971, in order to expedite the start of construction and eliminate the hardship caused by any further delay, it is requested that you grant a use permit for parking in the rear of our property on the northwest corner of Joppa Road and Emge Lane. This request has been cleared with Mr. John D. Kroening, attorney for the Improvement Association, who will communicate with you regarding this permit.

Your cooperation has been very much appreciated.

Yours very truly,

E. C. MacCubbin
 E. C. MacCubbin
 President

BCM:slh

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